

RESOLUTION NO. PC 2011-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY  
OF LAKE FOREST, CALIFORNIA, RECOMMENDING THAT THE  
CITY COUNCIL CERTIFY THE ENVIRONMENTAL IMPACT  
REPORT AND, IF APPROPRIATE, ADOPT A STATEMENT OF  
OVERRIDING CONSIDERATIONS AND MITIGATION  
MONITORING PROGRAM FOR THE PROPOSED SPORTS PARK  
AND RECREATION CENTER PROJECT

WHEREAS, through the Opportunities Study the City identified the need for additional community-level recreational facilities and also identified potential locations for such facilities;

WHEREAS, the City's General Plan Land Use Element Policy ---

WHEREAS, on June 3, 2009, the City prepared a Notice of Preparation, commencing the environmental review process and preparation of an Environmental Impact Report (State Clearinghouse Number 2009061020) to analyze the potential environmental impacts of the construction and operation of a 90 gross acre sports park and recreation center; and

WHEREAS, a Notice of Completion was prepared and the Draft Program Environmental Impact Report was circulated between December 20, 2010 and February 2, 2011; and

WHEREAS, the Draft EIR analyzes the potential impacts of the project, proposes mitigation to reduce the potentially significant effects of the project and analyzes seven (7) project alternatives; and

WHEREAS, Alternative 7 analyzed in the Draft EIR represents a refinement to the Proposed Project which results in potential efficiencies to the site programming and was found to result in similar impacts to the environment and achieve all of the project objectives; and

WHEREAS, on February 24, 2011, the City gave notice of the Planning Commission's public hearing by advertisement in a newspaper of general circulation; and

WHEREAS, the Planning Commission conducted a duly-noticed public hearing on March 10, 2011, to consider a recommendation on the project and, in connection with that recommendation, the Draft Environmental Impact Report pursuant to State CEQA Guidelines section 15025(c), at which hearing, members

of the public were afforded an opportunity to comment upon the Project and the EIR; and

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAKE FOREST DOES RESOLVE, DETERMINE, FIND AND ORDER AS FOLLOWS:

SECTION 1. FINDINGS. The Lake Forest Planning Commission hereby finds, based on consideration of the whole record before it, including the City's local CEQA Guidelines and Thresholds of Significance, the EIR, Project-related materials, comments received thereon, and testimony heard at the public hearing, as follows:

1. Review Period: The City provided 45-day public review periods for the Draft Environmental Impact Report as required under CEQA Guidelines Sections 15073 and 15105; and
2. Compliance with Law: The Planning Commission has reviewed the Draft EIR and found that it was prepared, processed, and noticed in accordance with the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*), the CEQA Guidelines (14 California Code of Regulations Section 15000 *et seq.*) and the local CEQA Guidelines and Thresholds of Significance adopted by the City of Lake Forest; and
3. Independent Judgment: The EIR reflects the independent judgment and analysis of the City; and
4. Mitigation Monitoring Program: The EIR recommends adoption of mitigation measures to reduce significant impacts of the Project. Therefore, if the City Council concurs with the recommendations in the EIR and adopts mitigation measures to reduce Project impacts, the Planning Commission recommends that the City Council adopt a Mitigation Monitoring Program pursuant to State CEQA Guidelines section 15097. The Mitigation Monitoring Program shall be designed to ensure compliance during project implementation in that changes to the project and/or mitigation measures have been incorporated into the project and are fully enforceable through permit conditions, agreements or other measures as required by Public Resources Code Section 21081.6; and
5. Statement of Overriding Considerations: The EIR identifies the Project's potentially significant effects on the environment, including aesthetics, air quality, greenhouse gas emission, and mineral resources that would

remain, despite the implementation of all recommended mitigation measures. Therefore, if the City Council concurs with the conclusions in the EIR and finds that the Project would result in significant and unavoidable impacts, in order to adopt the Project, the City Council must first adopt a Statement of Overriding Considerations that indicates the benefits of the Project, described in the EIR and elsewhere in the administrative record, outweigh those unavoidable significant environmental effects.

**SECTION 2. LOCATION OF DOCUMENTS.** The EIR and related documents are on file and available for public review at Lake Forest City Hall, 25550 Commercentre Drive, Suite 100, Lake Forest, California 92630. The Director of Development Services is the custodian of these documents.

**SECTION 3. PLANNING COMMISSION ACTIONS.** The Planning Commission hereby takes the following actions:

1. Environmental Impact Report: Recommend that the City Council certify the Final Environmental Impact Report, select Alternative 7 as the preferred alternative, and, if the City Council finds that the preferred alternative would result in significant effects, adopt a Mitigation Monitoring Program and, if the City Council finds that the preferred alternative would result in significant effects despite the implementation of all feasible mitigation measures or environmentally superior alternative and that the benefits of the preferred alternative outweigh those significant effects, a Statement of Overriding Considerations for the proposed Sports Park and Recreation Center Project.

APPROVED this 10<sup>th</sup> day of March, 2011, by the following vote, to wit:

AYES: COMMISSIONERS HUGHES, ANDERSON, VERPLANCKE  
AND ZECHMEISTER

NOES: NONE

ABSENT: COMMISSIONER CARTER

ABSTAINED: NONE

  
JERRY ZECHMEISTER

CHAIRMAN

LAKE FOREST PLANNING COMMISSION

3/29/11  
DATE

ATTEST:

  
GAYLE ACKERMAN, AICP

DIRECTOR OF DEVELOPMENT SERVICES

3/31/11  
DATE